

PCD APPROVED SITE PLAN  
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation.

NOTICE  
HOURS OF WORK: 7AM TO 8PM MON-FRI  
9AM TO 6PM SAT. NO WORK SUNDAYS & HOLIDAYS (PER KZC SEC. 115.25)  
Exceptions must be approved in writing by Planning Official

## #9. SPECIFIC ZONING INFORMATION

Planning Department (425) 587-3225

SETBACK YARDS (See Use Zone Chart for the property's required (setback) yards)

Indicate required setback yard and setback distances from structure below and on your site plan

SETBACK YARD (front, side, rear, etc.)	Required	SETBACK DISTANCE (ft.)	Provided	ft.
1 FRONT (West)	20.00	<del>30.00</del>	58.00	ft.
2 REAR (East)	10.00	<del>10.00</del>	19.50	ft.
3 SIDE (South)	5.00	5.00	5.00	ft.
4 SIDE (North)	5.00	5.00	5.00	ft.
5				ft.

GARAGE (See KZC 115.43 for assistance)

X	Front Entry	Side Entry	Alley Entry		
GARAGE WIDTH (ft.)	20.00		41.50	=	48.19%
FRONT FAÇADE WIDTH (ft.)					%

LOT AREA: 7284 square feet

GROSS LOT AREA: 7284 square feet

FLOOR AREA RATIO (See KZC 115.42 for assistance)

LEVEL	AREA (sq.ft.)	-	EXEMPTIONS (sq.ft.)	=	SUB-TOTAL (sq.ft.)	
LOWER		-		=	0	
MAIN	1650	-		=	1650	
UPPER	1873	-	100	=	1773	
OTHER		-		=	0	
			TOTAL		3423	
			% OF LOT AREA		47.03%	%

LOT COVERAGE (See KZC 115.90 for assistance)

ITEM	AREA (sq.ft.)	-	EXEMPTIONS (sq.ft.)	=	SUB-TOTAL (sq.ft.)	
RESIDENCE	1749	-		=	1749	
DECK(s)/PATIO(s)	424	-		=	424	
DRIVEWAY	1286	-	543	=	743	
DRIVEWAY ROCK EDGING	118	-		=	118	
WALKWAY	24	-		=	24	
AC PAD	9	-		=	9	
			TOTAL		3067	
			% OF LOT AREA		42.11%	%

AVERAGE BUILDING ELEVATION (See KZC Chapter 180 plates 17A and 17B for assistance)

POINTS	WALL LENGTH (ft.)	X	ELEVATION (ft.)	=	TOTAL (ft.)	
A	40	X	480.45	=	19218	
B	54	X	481.92	=	26023.68	
C	40	X	481.71	=	19268.4	
D	54	X	481.51	=	26001.54	
			TOTAL	=	90511.62	
			ABE	=	481.44	FT.

Benchmark location & description	EXISTING CB elevation	Finished first floor elevation	Height difference between benchmark and first floor	ABE (show on elevation sheet)	Elevation of highest point of any element or feature
Maximum height of structure allowed	30.00	478.52	483.50	4.98	510.96

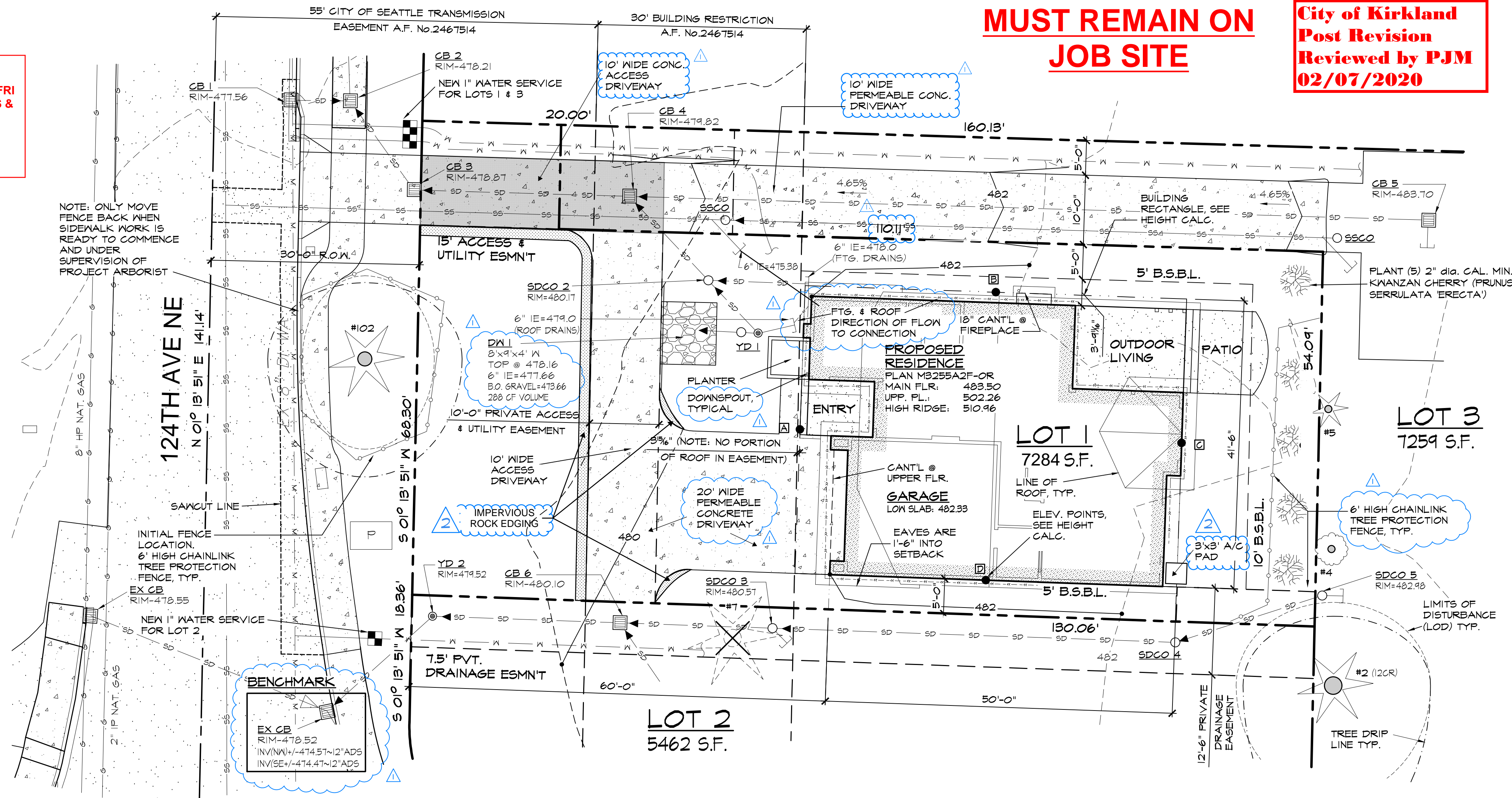
STAFF USE ONLY:

Building height field verification required

Building height field verification by licensed surveyor required (if within 1" of height limit)

TREE PLAN (See KZC 95.35 for assistance)

Integrated	I-Major	I-Minor
Arborist report attached to permit (place corresponding tree tag #s on site plan)		
LOT'S DENSITY CALCULATION (rounded up to the nearest whole number)		
Lot Area (sq.ft.)	7284	/ 43,560 (sq.ft.) X 30 = 5
Req. min. tree density credits		



## SITE PLAN

SCALE: 1" = 10'-0"

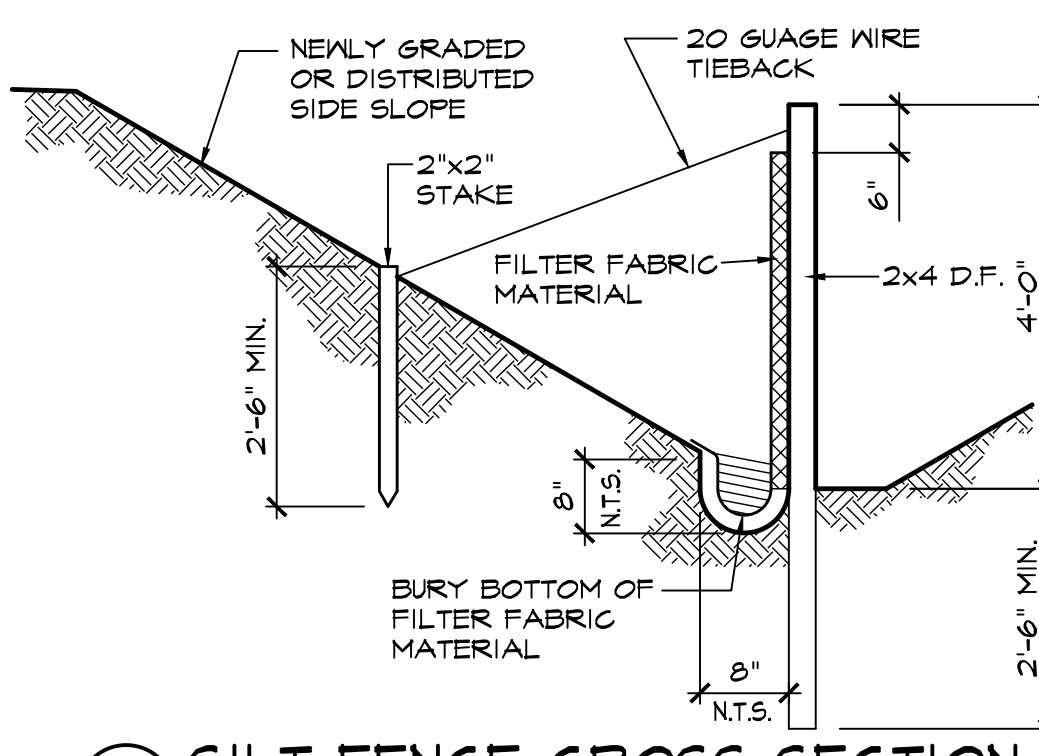
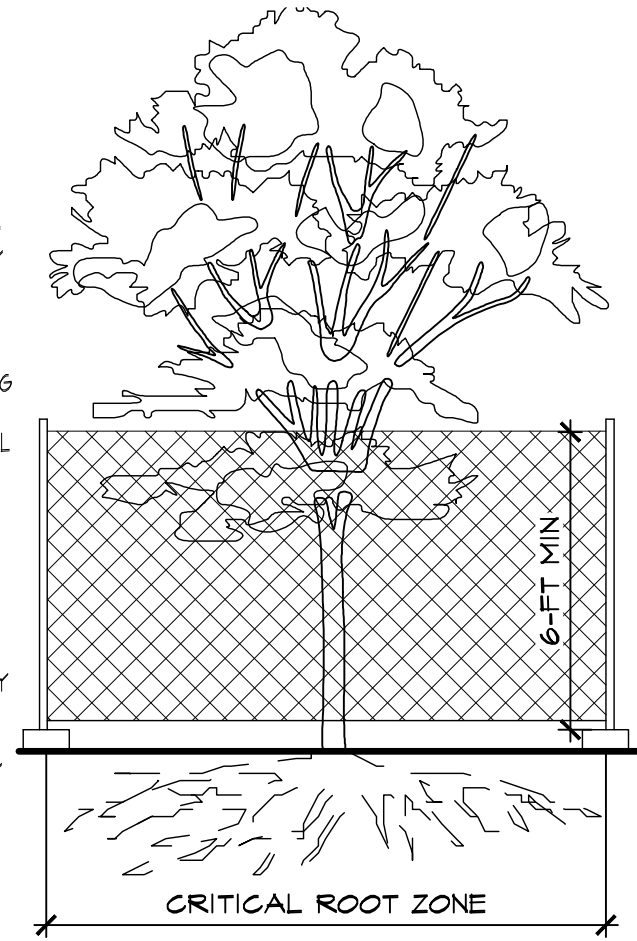
STCR	DETAILS	DIMENSIONS	STA / OFF
DW 1	TOP GRAVEL 478.16 6" IE 477.66 BOTTOM GRAVEL 473.66	LENGTH: 8' WIDTH: 9' DEPTH: 4' VOLUME: 288 CF	39+80.88, 11.67' RT

### NOTES:

- MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"X17", AND MADE OF WATERPROOF MATERIAL.

## TREE PROTECTION FENCE

SCALE: NOT TO SCALE



## SILT FENCE CROSS SECTION

SCALE: NOT TO SCALE

## TREE SCHEDULE

TREE DENSITY CALCULATION	Lot #	1
Lot Size	7279	
Required Credits	5	
Tree No. / Existing Credits:	0	
Total SAVED TREE Credits	0	
Supplemental Planting Required:	5	

PLANT:  
(5) 2" dia. CAL. MIN. CALIPER KWANZAN CHERRY (PRUNUS SERRULATA 'ERECTA')  
CREDITS PROVIDED = 5

**INSERT REVISED PAGES INTO APPROVED SET 02/07/2020**

City of Kirkland  
Post Revision  
Reviewed by PJM  
02/07/2020

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LOT 1, LUNA  
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PLAN M3255A2F-OR

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